

041.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

898,300 / 898,300

USE VALUE:

898,300 / 898,300

ASSESSED:

898,300 / 898,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15 -17		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PACHECO MANUEL & MARIA A/

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 17 FORDHAM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PACHECO MANUEL & MARIA A -

Owner 2: -

Street 1: 17 FORDHAM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:														
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	PDA.								EFP	8	16	8												
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 1								EFP	24														
GENERAL INFORMATION				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:	Alt LUC:	Fpl:	Rating:	Other																							
Jurisdict:	Fact: .			WSFlue:	Rating:	Upper																							
Const Mod:				Name:		Lvl 2																							
Lump Sum Adj:				% Own:		Lvl 1																							
INTERIOR INFORMATION				Total Units:		Lower																							
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Floor:		Totals	RMs: 11	BRs: 5	Baths: 2	HB																			
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 26.4 %	%	Name:																								
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	DEPRECIATION			REMODELING								RES BREAKDOWN															
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Phys Cond: AG - Avg-Good	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL																	
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 2	Total: 26.4 %					Interior:	1	6	3																		
% Heated: 100	% AC: 50	% Solar HW: NO	% Central Vac: NO					Additions:	1	5	2																		
% Com Wal	% Sprinkled	CALC SUMMARY			COMPARABLE SALES								SUB AREA																
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL											
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0006-0016.0												BMT	Basement	1,080	60,360	65,193	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	FFL	First Floor	1,080	201,210	217,309						
More: N				Total Yard Items:			Total Special Features:			Total:			IMAGE																
																													